

Design and Access Statement

Proposed Installation of Electric Vehicle Charging Point

Grade II Listed Residential Property

Site Address

April Cottage, Cadley Road, Collingbourne Ducis, Marlborough, SN8 3EA

1. Introduction

This Design and Access Statement has been prepared in support of an application for the installation of a domestic electric vehicle (EV) charging point within the curtilage of a Grade II listed residential property.

The proposal has been carefully designed to minimise visual impact on the listed building and its setting while supporting the transition to sustainable transport infrastructure associated with modern residential use.

2. Site and Surroundings

The application site comprises a Grade II listed dwelling with associated driveway and parking area. The proposed EV charging point is to be located within the driveway area in a discreet and visually unobtrusive position.

The installation has been designed to avoid impact upon the principal elevations and significant architectural features of the listed building.

3. Design Principles

The proposal seeks to achieve a sensitive balance between modern functionality and the preservation of the building's historic character.

Key design considerations include:

- positioning the charger in a discreet location within the driveway area;
- ensuring the unit is low-profile and minimally visible from the public realm;
- avoiding attachment to prominent elevations or decorative historic fabric;
- routing cabling underground through trenching to avoid exposed surface-mounted wiring; and
- using a compact charging unit with muted or neutral finishes to reduce visual prominence.

Where possible, the charger will be installed at a low level or within a screened corner location to further minimise its presence.

The works are considered minimal and fully reversible, with no loss of historic fabric or alteration to character-defining features of the listed building.

4. Impact on Heritage Significance

The proposal has been specifically designed to preserve the special architectural and historic interest of the Grade II listed property.

The installation will not materially affect the character, appearance, or setting of the listed building. The proposed trenching works will be confined to the driveway area and reinstated using matching materials following completion.

Given the discreet siting, limited scale, and reversible nature of the proposal, it is considered that the development will result in no harm to the significance of the heritage asset.

5. Access

The EV charging point will be easily accessible to residents using the existing driveway and parking arrangement.

No changes are proposed to existing pedestrian or vehicle access arrangements. The charger location has been selected to ensure safe and practical use without obstructing access routes or impacting the operation of the site.

The proposal therefore provides appropriate and convenient access for its intended users while maintaining the existing layout and functionality of the property.

6. Conclusion

The proposed installation of a domestic EV charging point represents a modest and carefully considered alteration that supports sustainable transport objectives while preserving the character and significance of the Grade II listed building.

The proposal is discreet, reversible, and appropriately designed in response to the site and its historic setting.